

KNOW ALL MEN BY THESE PRESENTS, That Shamrock Development Company, An Oregon

Corporation

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by George J. Wenzel & Betty J. Wenzel, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and and grantee's heirs, successors and assigns, the certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 7 in Block 8 of TRACT 1083, CEDAR TRAILS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No 4008 020B0 00200

MOUNTAIN TITLE COMPANY

"This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument, the person acquiring fee title to the property should check with the appropriate city or county planning department to verify approved uses."

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple, and the above granted premises, free from all encumbrances, all those of record and those apparent upon the land, if any, as of the date of this deed

and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 20,000.00

However, the actual consideration consists of or includes other property or value which is not apparent upon the face of the consideration and which, if the same is not apparent, should be stated in the body of the deed.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 8 day of September, 19 89; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

Shamrock Development Company

by Robert Mullen
Robert Mullen, President

STATE OF OREGON,)
County of _____) ss.
_____, 19 _____

Personally appeared the above named _____

_____ and acknowledged the foregoing instrument to be _____ voluntary act and deed.

Before me:

(OFFICIAL
SEAL) Notary Public for Oregon
My commission expires: _____

STATE OF OREGON, County of Klamath) ss.
Sept 8, 1989

Personally appeared _____ and
Robert Mullen who, being duly sworn,
each for himself and not one for the other, did say that the former is the
_____ president and that the latter is the
_____ secretary of

Shamrock Development Company, a corporation,
and that the seal affixed to the foregoing instrument is the corporate
seal of said corporation and that said instrument was signed and sealed
in behalf of said corporation by authority of its board of directors, and
each of them acknowledged said instrument to be its voluntary act and
deed.

Before me:

Marlene J. Taylor
Notary Public for Oregon
My commission expires: 6-16-92

(OFFICIAL
SEAL)

Shamrock Development Company
2250 Ranch Road
Ashland, OR 97520

GRANTOR'S NAME AND ADDRESS

George J. Wenzel & Betty J. Wenzel
19637 Saddlecrest Drive
Walnut, CA 91789

GRANTEE'S NAME AND ADDRESS

George J. Wenzel & Betty J. Wenzel
19637 Saddlecrest Drive
Walnut, CA 91789

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

George J. Wenzel & Betty J. Wenzel
19637 Saddlecrest Drive
Walnut, CA 91789

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was
received for record on the 31st
day of Oct., 19 89,
at 9:06 o'clock A M., and recorded
in book M89 on page 20829 or as
file/reel number 7161,
Record of Deeds of said county.

Witness my hand and seal of County
affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Pauline Muelender Deputy

Fee \$8.00